



30 Woodshutts Street

ST7 1LB

£75,000



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STEPHENSON BROWNE

A two bedroom mid-terrace property with an upstairs bathroom, requiring modernisation throughout and offered for sale with no onward chain!

An excellent investment opportunity to purchase a property which is ideal for developers or landlords. The property features an spacious open-plan lounge/diner, with a kitchen and downstairs W/C to the ground floor, whilst upstairs there are two double bedrooms and a bathroom.

Situated on Woodshutts Street, the property is ideally placed for a number of commuting links including the A34 (quite literally at the end of the road), the A500 and M6. Several schools are nearby including St Saviours C Of E Academy, The Reginald Mitchell Primary School and The King's Church of England Academy, whilst the wealth of amenities within Kidsgrove, Alsager and Talke/Butt Lane itself are within easy reach.

A property ideal for developers and investors offering fantastic potential and for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.

Lounge/Diner
27'6" x 14'9" (8.40 x 4.52)

Kitchen
15'4" x 8'11" (4.69 x 2.72)

Downstairs W/C

Landing

Bedroom One
18'7" x 18'4" (5.67 x 5.60)





Bedroom Two
12'3" x 11'11" (3.75 x 3.65)



Bathroom
8'9" x 5'11" (2.67 x 1.81)



Outside
Garden to the rear, requiring attention.

NB: Land Registry
Please be advised that we have not been able to obtain an electronic copy of the title register with land registry through our due diligence process. This does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

Council Tax Band
The council tax band for this property is A.

NB: Tenure
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



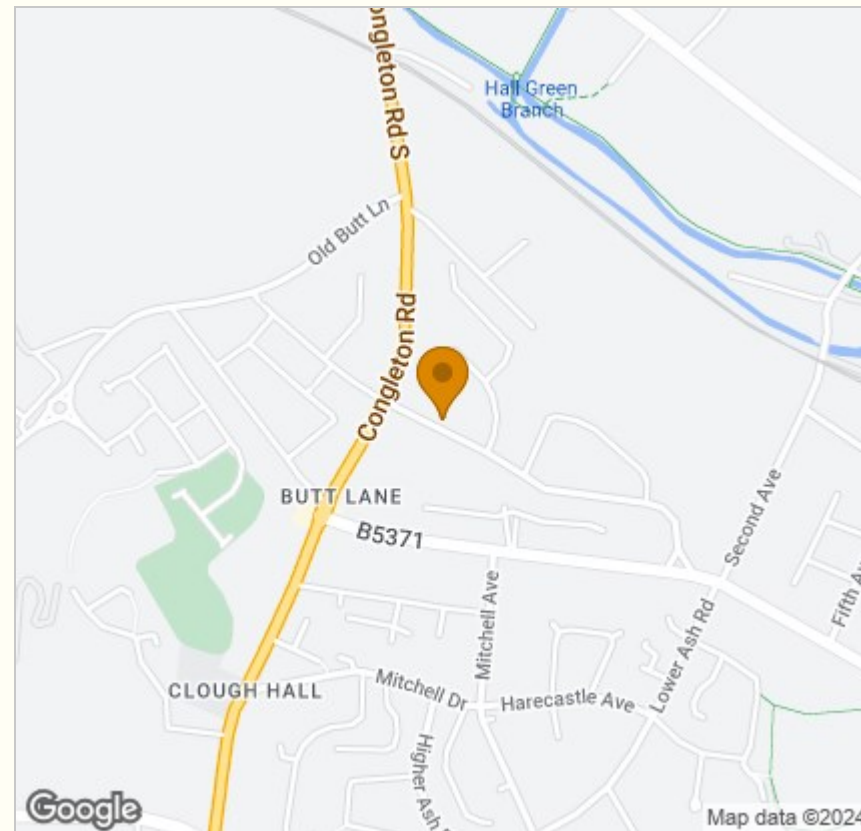
Floor Plan



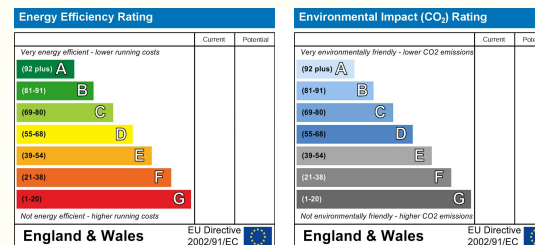
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

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